

SITE PLAN 224 AND 228 SPRINGS FIREPLACE LLC

LOTS 1-3 INCL, P/O LESTER AVE &
LOTS 47-51, P/O LESTER AVE.

MONTAUK HEIGHTS - SECTION 3

Filed: July 23, 1911 - Map No. 11
SITUATE
SPRINGS FIREPLACE
Town of East Hampton, Suffolk Co., N.Y.

Scale: 1"=20'
Overall Area: 25,085 S.F. or 0.576 Acres
Zoned: CI - Commercial Industrial

Certified To:

224 Springs Fireplace LLC
228 Springs Fireplace LLC

TM 8.1
AREA = 10,150 S.F.
PROPOSED LOT AREA = 8,946 S.F. (EXCL. A.E.)

BUILDING COVERAGE:
ALLOWED = 4,473 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 6,710 S.F.
EXISTING = 388 S.F.
PROPOSED = 5,312 S.F. (EXCL. A.E.)

TM 10.1
AREA = 14,934 S.F.
PROP. LOT AREA = 14,834 S.F. (EXCL. P/O A.E.)

BUILDING COVERAGE:
ALLOWED = 7,417 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 11,126 S.F.
EXISTING = 0
PROPOSED = 9,762 S.F. (EXCL. P/O A.E.)

OVERALL
AREA = 25,085 S.F.
PROP. LOT AREA = 23,780 S.F. (EXCL. A.E.)

BUILDING COVERAGE:
ALLOWED = 11,890 S.F.
EXISTING = 0
PROPOSED = 0

TOT. LOT COVERAGE:
ALLOWED = 17,835 S.F.
EXISTING = 388 S.F.
PROPOSED = 9,762 S.F. (EXCL. P/O A.E.)

NOTE:

- 1) THE LOCATION OF CESSPOOLS, WELLS AND OTHER UNDERGROUND INSTALLATIONS, IF ANY, ARE SHOWN IN ACCORDANCE WITH SOURCES BELIEVED TO BE ACCURATE. HOWEVER, THIS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
- 2) PROPOSED STRUCTURES TAKEN FROM PLANS PREPARED BY EAST END LAND PLANNING DATED 10/17/2019. (SEE LAND PLANNER SITE PLAN FOR SPECS.)
- 3) PROPOSED DRAINAGE TAKEN FROM PLANS PREPARED BY EDWARD ARMUS ENGINEERING, PLLC LAST REVISED 10/22/2019.

KEY

- SIGN
- AC AIR CONDITIONING
- CB CATCH BASIN
- CC CONC. COVER
- CE CELLAR ENTRY
- CHIM CHIMNEY
- CM CONC. MONUMENT
- EB ELECTRIC BOX
- EG EVERGREEN TREE
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FE FENCE
- FF FIRST FLOOR
- GM GAS METER
- GV GAS VALVE
- HW HARDWOOD TREE
- HYD HYDRANT
- IR IRRIGATION BOX
- LB LIGHT BOX
- LP LEACHING POOL
- LTP LIGHT POST
- MC METAL COVER
- OH OVERHANG
- PT PROPANE TANK
- ST SEPTIC TANK
- TB TELEPHONE BOX
- TBR TO BE REMOVED
- TL TRAFFIC LIGHT
- TP TELEPHONE POLE
- UB UTILITY BOX
- WIN WINDOW
- WM WATER METER
- WV WATER VALVE

NOTE:

- 1) Unauthorized alteration or addition to a survey map bearing a licensed surveyors seal is a violation of section 7209 of the New York State Education Law.
- 2) Only copies from the original of this survey map bearing an original land surveyor's inked seal or embossed seal shall be considered to be a valid copy.
- 3) Certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the New York State Association of Professional Land Surveyors.
- 4) The existence of subsurface improvements or encroachments, or easements, or easements, covenants, or restrictions of record, if any, not shown are not certified.

Datum: NAVD 88
S.C.T.M. 300-145-03-8.1&10.1

chik'd dw - 2/3/20

SPRINGS FIREPLACE ROAD (CR 41)
66' WIDE - OPEN & PAVED

PROPOSED REVEG.
AREA = 5,072 S.F.

PROPOSED REVEG.
AREA = 2,701 S.F.

PROPOSED REVEG.
AREA = 933 S.F.

PROPOSED PAVED SURFACES W/
CONCRETE CURBING AND FENCES
PER PLAN BY OTHERS.

PROPOSED
40 PARKING SPACES +
1 HANDICAPPED SPACE
● 9'W x 18'L (EA.)

PROP. DRAINAGE
BY OTHERS

TANK

35-FP
TRAILER

RECEIVED

FEB X 5 2020

PLANNING BOARD

Revised: February 3, 2020 - Site Plan Title
Revised: January 16, 2020 - Proposed
Revised: April 30, 2019 - Topo
Prepared: March 5, 2019 - Composite
Surveyed: February 16, 2019



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